173.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,500 / 704,500
					USE VALUE:	704,500 / 704,500
					ASSESSED:	704,500 / 704,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADVILLE KATHARINE/TRUSTEE
Owner 2:	SU ADLAR/TRUSTEE
Owner 3:	SU FAMILY TRUST
Street 1:	106 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SU ALDAR -
Owner 2:	RADVILLE KATHARINE -
Street 1:	106 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .063 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1446 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2740.000	366,000	4,500	334,000	704,500
Total Card	0.063	366,000	4,500	334,000	704,500
Total Parcel	0.063	366,000	4,500	334,000	704,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.21 | /Parcel: 487.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114780

GIS Ref

GIS Ref

Insp Date 08/09/18

!13398!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,000	4500	2,740.	334,000	704,500		Year end	12/23/2021
2021	101	FV	356,400	4500	2,740.	334,000	694,900		Year End Roll	12/10/2020
2020	101	FV	356,500	4500	2,740.	334,000	695,000	695,000	Year End Roll	12/18/2019
2019	101	FV	301,700	4600	2,740.	329,200	635,500	635,500	Year End Roll	1/3/2019
2018	101	FV	288,600	3700	2,740.	252,900	545,200	545,200	Year End Roll	12/20/2017
2017	101	FV	288,600	3700	2,740.	238,500	530,800	530,800	Year End Roll	1/3/2017
2016	101	FV	288,600	3700	2,740.	219,500	511,800	511,800	Year End	1/4/2016
2015	101	FV	269,100	3700	2,740.	205,100	477,900	477,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:56:29

LAST REV

Date	Time
05/27/21	12:19:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SU ALDAR,	69253-570		5/9/2017	Convenience	1	No	No		
QUINN EDMUND	53897-546		11/24/2009		464,200	No	No		
SULLIVAN PETER	52752-5		5/12/2009	Change>Sale	295,000	No	No		
LEWIS ELIZABETH	50958-351		3/31/2008	Family	1	No	No		
	6441-73		4/10/1970			No	No		N

USER DEFINED

Prior Id # 1:	114780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2032	Redo Bas	30,110	O				create fam rm in b
4/27/2016	529	Solar Pa	1,696					solar array
5/10/2013	667	Solar Pa	9,700	C				
5/13/2009	344	Redo Kit	20,000					REDO 2 BATHS
9/14/2006	771	Re-Roof	8,355	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2021	Mail Update	MM	Mary M
8/9/2018	Inspected	CC	Chris C
7/2/2018	MEAS&NOTICE	CC	Chris C
6/18/2013	Info Fm Prmt	EMK	Ellen K
9/22/2010	Info Fm Prmt	BR	B Rossignol
10/17/2008	Measured	197	PATRIOT
2/23/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2740		Sq. Ft.	Site		0	70.	1.74	6			Topo	-5					333,964						334,000	

Total AC/HA:	0.06290	Total SF/SM:	2740	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	333,964	Spl Credit		Total:	334,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	177.721
Other Features:	95515
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383638
Depreciation:	17647
Depreciated Total:	365991

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

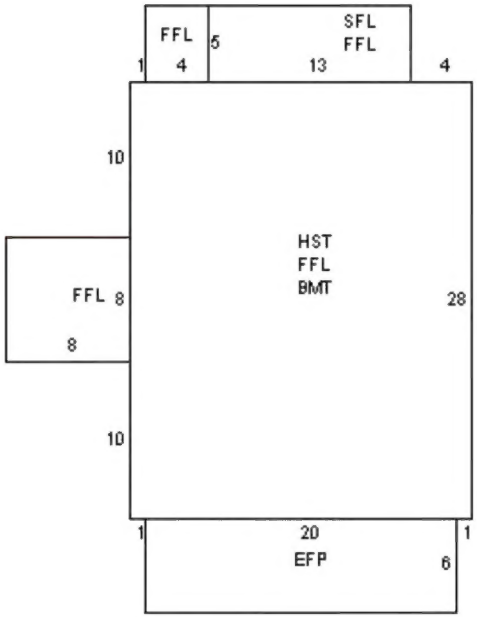
No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	195.49
Special Features:	0	Val/Su Net:	195.30
Final Total:	366000	Val/Su SzAd	321.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	765	177.720	135,957
BMT	Basement	616	73.310	45,159
HST	Half Story	308	177.720	54,738
EFP	Enclos Porch	120	48.670	5,841
SFL	Second Floor	65	177.720	11,552

Net Sketched Area:	1,874			Total:	253,247
Size Ad	1138	Gross Area	2182	FinArea	1446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	12X20	A	AV	2010	3.81	T	7.2	101			800			800

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500